

LOT 4 LAUREL LAKE S/D.  
885-1757, 918-544, WD 1039-2902,

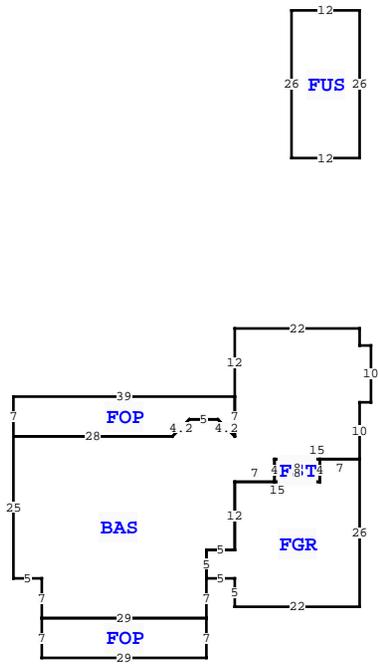
PHILLIPS ALTON C/PHILLIPS PATRICIA A  
230 SW RED MAPLE WAY  
LAKE CITY, FL 32025

**2026**

03-4S-16-02732-104  


| BUILDING CHARACTERISTICS |                  | CONSTRUCTION  |      |
|--------------------------|------------------|---------------|------|
| ELEMENT                  | CD               |               |      |
| Exterior Wall            | 32               | HARDIE BRD    | 100  |
| Roof Structur            | 08               | IRREGULAR     | 100  |
| Roof Cover               | 03               | COMP SHNGL    | 100  |
| Interior Wall            | 05               | DRYWALL       | 100  |
| Interior Floo            | 14               | CARPET        | 80   |
| Interior Floo            | 15               | HARDTILE      | 20   |
| Air Condition            | 03               | CENTRAL       | 100  |
| Heating Type             | 04               | AIR DUCTED    | 100  |
| Bedrooms                 |                  | 3             | 100  |
| Bathrooms                |                  | 2             | 100  |
| Frame                    | 02               | WOOD FRAME    | 100  |
| Stories                  | 1.5              | 1.5           | 100  |
| Architectual             | 05               | CONV          | 100  |
| Units                    |                  | 0             | 100  |
| Condition Adj            | 03               | 03            | 100  |
| Kitchen Adjus            | 01               | 01            | 100  |
| Quality                  | 07               | 07            |      |
| DOR CODE                 | 0100             | SINGLE FAMILY |      |
| MAP NUM                  |                  | MKT AREA      | 06   |
| NEIGHBORHOOD/LOC         | 3416.00          | 1.00/         |      |
| AREA TYPE                | TOTAL GROSS AREA | PCT OF BASE   | YEAR |
| BAS                      | 1,731            | 100           |      |
| FGR                      | 537              | 55            |      |
| FOP                      | 203              | 30            |      |
| FOP                      | 249              | 30            |      |
| FST                      | 32               | 55            |      |
| FUS                      | 312              | 100           |      |
| TOTALS                   | 3,064            |               |      |

| MARKET ADJUSTMENTS   |     |           |             |                |                |      |      |      |      |       |        |
|--|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0100   | 01  | 2,492     | 126.3755    | 144.07         | 359,022        | 1999 | 1999 | 0    | 0    | 26.00 | 74.00  |
| 1 SINGLE FAM 100% - 2006 Heated Area: 2043 HX Base Yr 2006 |     |           |             |                |                |      |      |      |      |       |        |



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|---------------------------|-----------|-------------|---------|
| VALUATION SUMMARY         |           |             |         |
| VALUATION BY              |           | STANDARD    |         |
| Tax Group: 2              | Tax Dist: |             |         |
| BUILDING MARKET VALUE     |           |             | 265,676 |
| TOTAL MARKET OB/XF VALUE  |           |             | 5,805   |
| TOTAL LAND VALUE - MARKET |           |             | 30,000  |
| TOTAL MARKET VALUE        |           |             | 301,481 |
| SOH/AGL Deduction         |           |             | 115,094 |
| ASSESSED VALUE            |           |             | 186,387 |
| TOTAL EXEMPTION VALUE     | HX HB VX  | 56,411      |         |
| BASE TAXABLE VALUE        |           |             | 129,976 |
| TOTAL JUST VALUE          |           |             | 301,481 |
| NCON VALUE                |           |             | 0       |
| INCOME VALUE              |           |             |         |
| PREVIOUS YEAR MKT VALUE   |           |             | 300,343 |

| PERMIT NUM | DESCRIPTION      | AMT    | ISSUED     |
|------------|------------------|--------|------------|
| 000043544  | Roof Replacement | 13,800 | 01/18/2022 |
| 15807      | SFR              | 325    | 07/21/1999 |

| SALES DATA        |           |           |       |       |        |            |
|-------------------|-----------|-----------|-------|-------|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
| 1510/363          | 3/07/2024 | LE        | U     | I     | 14     | 100        |

GRANTOR: PHILLIPS ALTON C  
GRANTEE: PHILLIPS ALTON C (E  
1039/2902 3/01/2005 WD Q I 180,000  
GRANTOR: FREDERICK A KOEHLER  
GRANTEE: ALTON C & PATRICIA

| BUILDING NOTES   |  |
|--|--|
| BUILDING DIMENSIONS  |  |
| BAS= W22 S12 FOP= W39 S7 E28 U3 R3 E5 R3 D3 N7\$ S7 U3 L3 W5 L3 D3 W28 S25 E5 S7 FOP= S7 E29 N7 W29\$ E29 N7 FGR= E5 S5 E22 N26 W7 FST= W8 S4 E8 N4\$ S4 W15 S12 W5 S5\$ N5 E5 N12 E7 N4 E15 N10 E2 N10 W2 N3\$ PTR= N30 FUS= N26 W12 S26 E12\$ S30\$. |  |

| EXTRA FEATURES |            |             |         |     |   |          |    |          |                |           |         |             |   |        | TOTAL OB/XF     |       |
|----------------|------------|-------------|---------|-----|---|----------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W | UNITS    | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
| 1              | 0190       | FPLC PF     | 0       | 100 | 0 | 1.00     | UT | 1,200.00 | 1,200.00       | 100       | 1999    | 1999        | 3 | 100    | 1,200           |       |
| 2              | 0166       | CONC, PAVMT | 0       | 100 | 0 | 2,170.00 | UT | 1.50     | 1.50           | 100       | 1999    | 1999        | 3 | 100    | 3,255           |       |
| 3              | 0120       | CLFENCE 4   | 0       | 100 | 0 | 1.00     | UT | 1,800.00 | 1,800.00       | 75        | 2007    | 2007        | 3 | 75     | 1,350           |       |
|                |            |             |         |     |   |          |    |          |                |           |         |             |   |        | 5,805           |       |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         | TOTAL OB/XF |                |            |                             |      |         |      |     |    |        |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|-------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE  | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
| 1                | 0100     | C   | SFR                  | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 30,000.00   | 30,000.00      | 30,000     |                             |      |         |      |     |    |        |